



Planning & Economic Development Department  
100 Hughes Road  
Madison, Alabama 35758

## Planning Commission Report

**Date:** December 13, 2013

**Project Name:** *Baker's Farm Subdivision*

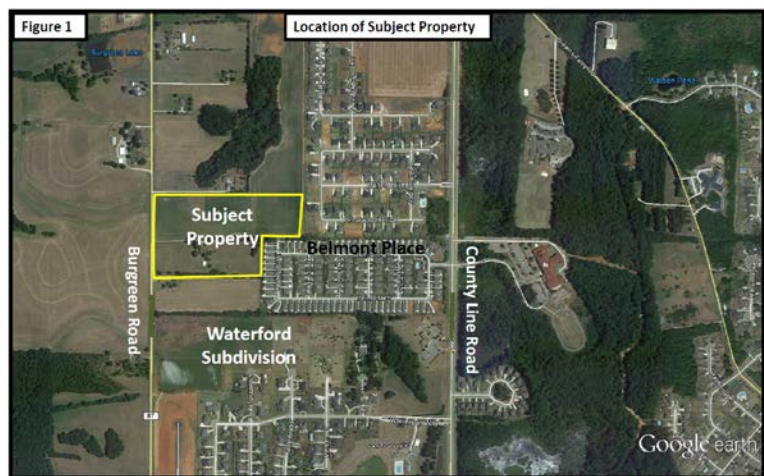
**Subject:** Final Plat Approval

### Location of Subject Property

The subject property is located east of Burgreen Road, west of County Line Road and *Belmont* and north of *Belmont* and *Waterford Subdivision*.

### Background

The applicant and property owner is *Breland Companies*. The design firm is *Mullins, LLC*. The subject property contains 24.75 acres.

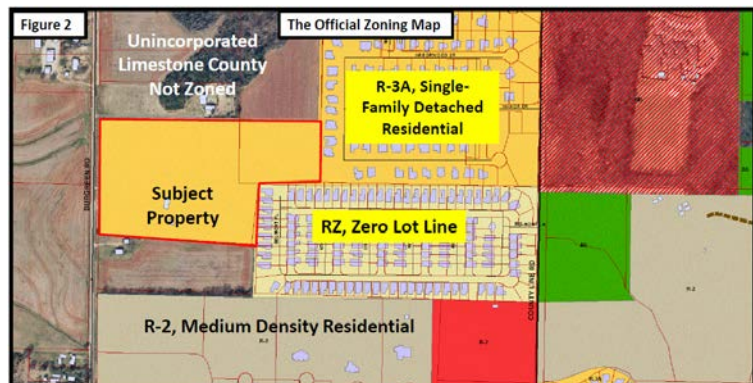


The subject property is zoned *R-3A, Single-Family Detached Residential*. The adjoining properties to the north and west are located in unincorporated *Limestone County* and not zoned. The subject property abuts *Brown's Ferry Crossing Subdivision* which is zoned *R-3A, Single-Family Detached Residential* and abuts *Belmont Place Subdivision* to the east and south. *Belmont Place Subdivision* is zoned *RZ, Zero Lot Line Residential*.

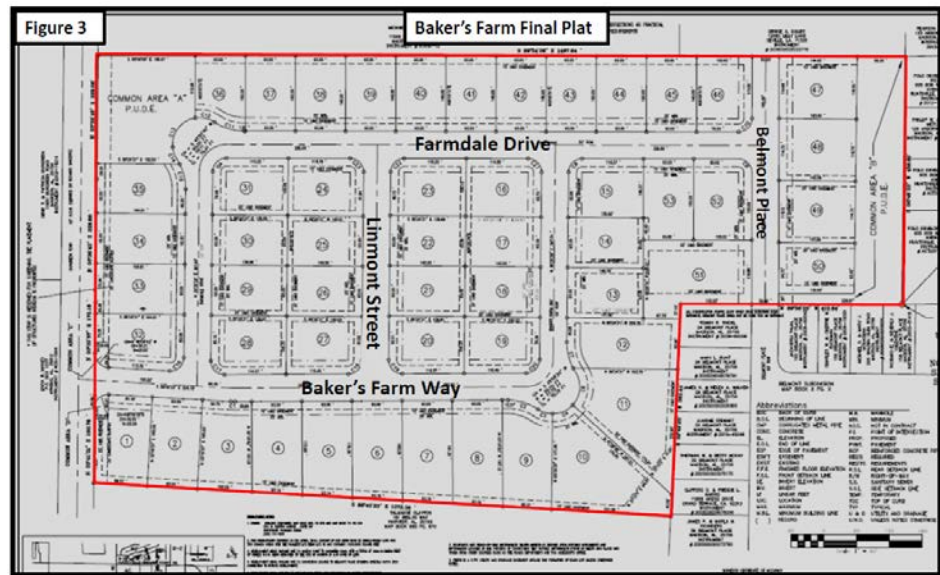
A preliminary plat was approved for *Baker's Farm Subdivision* in April of 2013. The preliminary plat authorized the division of the property into fifty-three (53) lots and the construction of supporting streets and utilities.

### Applicant's Request

The applicant is requesting final plat approval for *Baker's Farm Subdivision* for all 53 lots.



The largest lot will have an area of 28,725 square feet and the smallest lot will have an area of 11,905 square feet. The average lot size will be 16,218 square feet. The density in *Baker's Farms Subdivision* is comparable to R-2, *Medium Density Residential*, which has a minimum lot size of 10,500 square feet.



### Staff Recommendation

Staff and the Technical Review Committee recommend approval of the final plat for Baker's Farm Subdivision with the following contingencies:

1. Sign fee: \$4,650
2. Performance Bonds
3. Signatures:
  - A. Athens Utilities
  - B. North Alabama Gas
  - C. Dedication
  - D. Notaries Acknowledgment